

Letter from Charles River Park Inc.
Requesting Variances in Controls

Meeting of Feb. 7/ 1962

Comply 1B.

CHARLES RIVER PARK, INC.

ONE STATE STREET, BOSTON 10, MASSACHUSETTS • LAFAYETTE 3-6755

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BOSTON REDEVELOPMENT
AUTHORITY

January 16, 1962

Wallis Orpin
Boston Redevelopment Authority
73 Tremont Street
Boston, Massachusetts

This is to confirm that the plans previously submitted to you, were the site plan and floor plan and contract architectural drawings for Charles River Park Section B and were submitted to you for a determination of their conformance with the restrictions and controls of the Redevelopment Plan. In response to your letter of December 20, 1961:

1. We request a determination by the Boston Redevelopment Authority in accordance with Section 2 (2)(a)(iii) on Page 8 of the Redevelopment Plan that the set back between apartment buildings of 80 feet will fully satisfy the intent of the setback requirement -- that is to insure adequate and healthful sunlight, light and air as well as proper privacy and that therefore the 84.7 feet required by the formula be waived.
2. I believe that the intent of the controls is clear, that the reference is to the shortest dimension of the building which faces the street and therefore we request the set back from the street be no less than 43 feet as presently shown rather than the 45.2 feet apparently required by the controls. However, we assure you and the Authority that even with the approval of this minor variance, we will make every effort to eliminate this minor discrepancy if it is possible.
3. We specifically request your approval of the location of the cabanna. Victor Gruen, in the enclosed letter, thus points out "Since the building infringing on the required 40' green strip is not of a residential nature, we feel this would not be objectionable. The walk facing on Charles Street will probably be without windows. Careful handling of the landscaping in this area will further minimize this infringement."

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4. Both our architect and I believe that the parking requirement is in conformity with the restrictions and controls. You may re-call that on this exact issue it was determined in the First Complex, that the parking requirement, that the control envisages, was the lowest of the figures. We therefore do not believe that a variance for the number of parking spaces is required and that a review of the processing on Complex #1 by you would indicate that we are providing more parking spaces than required by the restrictions and controls.

5. No variance will be required as in the final drawings this will be taken care of.

6. The professional space is in conformance with the restrictions and controls and the zoning code for the City of Boston. It represents considerably less space than allocated to non-residential uses in the first complex and is required for adequate service of the area.

In conclusion, on the first three items contained in this letter we request the variances as suggested; on the fourth and sixth item we believe that we are in conformity with the restrictions and controls and that no variance is required. and request your approval. On item five we will conform.

I hope that you will call to the attention of the Authority that part of our problem in site planning this section has resulted from some tightening caused by a redesigning of the access roads to this complex requested by the Public Works Department of the city to which change your Authority and we consented. Principally due to changes required thereby, the land area became tighter and these minor encroachments became necessary. I enclose herewith two copies of Victor Gruen's letter in response to your communication for whatever assistance it may be to you and assure you of the co-operation of his office and myself in obtaining any other information you may need to certify and approve the plan.

Thank you for your co-operation.

Sincerely yours,

CHARLES RIVER PARK, INC.

Jerome L. Rappaport
Vice-President

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Encs.

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